

*555 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Draft**

**Monday, October 10, 2016**

**6:30 PM**

**Council Chambers**

**City Council**

**1. OPENING EXERCISES: (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, ceremonial presentations, and Council comment)**

6:39 p.m.

**Roll Call**

**Present:** 9 - Councilor Bennett, Councilor Andersen, Councilor Nanke, Councilor McCoid, Councilor Dickey, Councilor Benjamin, Councilor Bednarz, Councilor Lewis, and Mayor Peterson

**1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA**

A motion was made by Councilor McCoid, seconded by Councilor Bednarz to approve the additions and deletions to the agenda.

The motion carried by the following vote:

**Aye:** 9 - Bennett, Andersen, Nanke, McCoid, Dickey, Benjamin, Bednarz, Lewis, and Peterson

**Nay:** 0

**Abstain:** 0

A motion was made by Councilor McCoid, seconded by Councilor Bednarz to move item no. 4.a. after 7.2a Ordinances, Second Reading.

Questions or Comments by: Councilors McCoid and Andersen.

The motion carried by the following vote:

**Aye:** 8 - Bennett, Nanke, McCoid, Dickey, Benjamin, Bednarz, Lewis, and Peterson

**Nay:** 1 - Andersen

**Abstain:** 0

**1.2 COUNCIL AND CITY MANAGER COMMENT**

Questions or Comments by: Councilors McCoid, Bednarz, Andersen, Mayor Peterson, and City Manager Steve Powers.

**1.3 PROCLAMATIONS**

None.

**1.4 PRESENTATIONS**

None.

## 2. PUBLIC COMMENT: (Comment on agenda items other than public hearings and deliberations)

Agenda Item 8, Public Comment, was also heard at this time.

Jim Scheppke, 1840 E Nob Hill - Agenda Item 7.1a.- File 16-269  
Lowell Wetzel , 5340 Anaconda Drive S - Agenda Item 7.1a.- File 16-269  
Angela Obery, 2045 Laurel Avenue - Agenda Item 3.3a.- File 16-197  
Pat Norman, 2495 Mt. View Drive S - Agenda Item 3.3a.- File 16-197  
Robert Cartright, 373 Suncrest NW - Agenda Item 7.1a.- File 16-269

Questions or Comments by: Councilors Andersen, Bednarz, and Lewis.

## 3. CONSENT CALENDAR: (Includes approval of minutes, adoption of routine resolutions, and items of business requiring Council action)

A motion was made by Councilor McCoid, seconded by Councilor Bednarz to approve the consent calendar.

Questions or Comments by: Councilor McCoid.

The motion carried by the following vote:

**Aye:** 9 - Bennett, Andersen, Nanke, McCoid, Dickey, Benjamin, Bednarz, Lewis, and Peterson

**Nay:** 0

**Abstain:** 0

### 3.1 MINUTES

**3.1a.** September 26, 2016 Council Work Session Minutes

**Attachments:** [9-26-16 Council Work Session Minutes](#)

**Action:** approved.

**3.1b.** September 26, 2016 Council Minutes

**Attachments:** [9-26-16 Council Minutes](#)

**Action:** approved.

### 3.2 RESOLUTIONS

None.

### 3.3 ACTION ITEMS

- 3.3a.** Application for The Big Jump Project  
Wards: 1, 2, 5  
Councilors: Bennett, Andersen, Dickey  
Neighborhoods: Highland, Grant, CANDO, SCAN

**Attachments:** [Mayor Letter of Support \(Draft\)](#)

**Authorized the City Manager to apply for The Big Jump Project and authorized the Mayor to sign a letter supporting the City's application.**

### 4. PUBLIC HEARINGS

Proposed Fees and Charges for Utility Service Rates (Water, Wastewater, and Stormwater)

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Attachments:** [2016 Assumptions](#)  
[Sample Bills.pdf](#)  
[Resolution 2016-46](#)  
[Resolution 2016-46 Exhibit](#)  
[Written Testimony 1-42](#)  
[Written Testimony 43-62](#)  
[Written Testimony 63-67](#)

**This item was heard after Agenda Item 7.2.a.**

**5. SPECIAL ORDERS OF BUSINESS: (Includes consideration of items deferred from the Consent Calendar and any action item which requires a selection among options, consideration of matters of special importance to the Council, and management reports; formal presentations by city boards, city commissions, city committees and by outside agencies providing services or engaged in other activities with the City)**

**None.**

**6. INFORMATION REPORTS: (Items that require no Council action)**

- 6.a.** Appeal WITHDRAWN for Planning Administrator's Decision - Partition-Adjustment No. PAR-ADJ16-05 - Approved - CP Development LLC (Craig & Kathleen Evans) - 2310 Barberry Street NW - Partition to divide a 1.05-acre property into 9 parcels approximately 13,000 - 17,500 square feet and an Adjustment increase the length of the access easement.

The appeal has been withdrawn. If not called up by the City Council this decision will be final.

Ward(s): 8  
Councilor(s): Lewis  
Neighborhood(s): West Salem

**Attachments:** [Land Use Decision PAR-ADJ 16-05](#)  
[Appeal Letter](#)  
[Appeal Withdrawal Letters](#)

**This Informational Report was received and filed.**

- 6.b.** Update on the Sidewalk Rehabilitation Program  
Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Attachments:** [Attachment 1: Critical ADA Routes](#)  
[Attachment 2: Criteria for Identifying Priority Sidewalk Repairs](#)  
[Attachment 3: Original Sidewalk Program Planned Phases](#)

**This Informational Report was received and filed.**

- 6.c.** Planning Administrator's Decision - Urban Growth Area Preliminary Declaration / Subdivision / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 2 Zoning Adjustment 16-01 - Approved - Jordan Sparks - 3311-3325 Marietta Street SE - A proposed integrated phased development to accommodate five new buildings, including headquarters, and research and development buildings for Open Dental Software (medical software development), medical office facilities, and a warehouse building.

Ward(s): 3  
Councilor(s): Nanke  
Neighborhood(s): SEMCA

**Attachments:** [Land Use Decision UGA-SUB-SPR-DAP-ADJ 16-01](#)

**This Informational Report was received and filed.**

- 6.d.** Hearings Officer Decision - Conditional Use - Site Plan Review Case No. CU-SPR16-09 - Approved - Michael Junge, Window Assembly Service - 3855 Cascadia Canyon Avenue SE - A request for a Conditional Use Permit and Site Plan Review to allow a vinyl window manufacturing use within an existing building.

Ward(s): 3  
Councilor(s): Nanke  
Neighborhood(s): Morningside

**Attachments:** [CU-SPR16-09 Decision.pdf](#)

**This Informational Report was received and filed.**

- 6.e.** Planning Administrator's Decision - Subdivision Time Extension SUB08-04EXT4 - Approved - Mark Shipman for Garret & Alice Berndt - 6617 Devon Avenue SE - A Class 2 Extension to extend the approval of Subdivision Case No. SUB08-04, a 38-lot subdivision approved in 2008.

Ward(s): 4  
Councilor(s): McCoid  
Neighborhood(s): South Gateway

**Attachments:** [Land Use Decision SUB08-04EXT4](#)

**This Informational Report was received and filed.**

- 6.f.** Action to be taken at Joint Hearing on October 12, 2016, Designating Salem City Mayor as Presiding Officer and Adopting Order and Procedures for Joint Meeting of the Salem City Council, Keizer Planning Commission, Keizer City Council, Marion County Board of Commissioners, Polk County Board of Commissioners, and Polk County Planning Commission

**Attachments:** [Procedures for Joint Meeting](#)

**This Informational Report was received and filed.**

Questions or Comments by: Councilor Andersen.

## 7. ORDINANCES

### 7.1 FIRST READING:

**7.1a.**

Ordinance Bill No. 14-16 making major comprehensive plan amendments pertaining to the Salem River Crossing Preferred Alternative.

Ward(s): 1, 5, and 8

Councilor(s): Bennett, Dickey, Lewis

Neighborhood(s): Highland and West Salem

**Attachments:**

Ordinance Bill No. 14-16

Ordinance Bill No. 14-16, Exhibit 1

Ordinance Bill No. 14-16, Exhibits 2-6

Overview of Preferred Alternative

Salem River Crossing Preferred Alternative TSP Amendments

Proposed Addition to Salem Transportation System Plan Street System

Element (Excerpted from Ordinance Bill No. 14-16, Exhibit 2)

Proposed Urban Growth Boundary Amendment

City of Salem Proposed Comprehensive Plan Designations

Salem River Crossing Preferred Alternative within Greenway Overlay

Written Testimony 1 - MacKnight

**Questions or Comments by: Councilor Bednarz declared a potential conflict of interest.**

**A motion was made by Councilor McCoid, seconded by Councilor Lewis to conduct first reading of Ordinance Bill No. 14-16 (Attachment 1), which makes major comprehensive plan amendments pertaining to the Salem River Crossing Preferred Alternative.**

**A substitute motion was made by Councilor Andersen, seconded by Councilor Dickey to delay the first reading until after Council has had a work session on this subject.**

**Questions or Comments by: Councilor Andersen and Mayor Peterson.**

**The substitute motion failed by the following vote:**

**Aye: 7 - Councilors Bennett, Nanke, McCoid, Benjamin, Bednarz, Lewis, and Mayor Peterson.**

**Nay: 2 - Councilors Andersen and Dickey.**

**Abstain: 0**

**Questions or Comments by: Councilor Bednarz.**

**The motion carried by the following vote:**

**Aye: 7 - Bennett, Nanke, McCoid, Benjamin, Bednarz, Lewis, and Peterson**

**Nay: 2 - Andersen, and Dickey**

**Abstain: 0**

**7.2 SECOND READING:**

- 7.2a.** Proposed Comprehensive Plan Map Change - "Single Family Residential" to "Parks, Open Space and Outdoor Recreation" for 4318 Lone Oak Road SE.

Ward(s): Ward 3  
Councilor(s): Nanke  
Neighborhood(s): Faye Wright

**Attachments:** [Vicinity Map](#)  
[Planning Commission Recommendation](#)  
[Planning Commission Zone Change Approval](#)  
[Ordinance 15-16](#)  
[Ordinance 15-16 Exhibit 1](#)  
[Ordinance 15-16 Exhibit 2](#)

**Conducted second reading of Ordinance Bill No. 15-16 changing the Comprehensive Plan Map designation from "Single Family Residential" to "Parks, Open Space and Outdoor Recreation" for 4318 Lone Oak Road SE.**

**The motion carried by the following vote:**

**Aye:** 9 - Bennett, Andersen, Nanke, McCoid, Dickey, Benjamin, Bednarz, Lewis, and Peterson

**Nay:** 0

**Abstain:** 0

## 4. PUBLIC HEARINGS

- 4.a.** Proposed Fees and Charges for Utility Service Rates (Water, Wastewater, and Stormwater)

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Attachments:** [2016 Assumptions](#)  
[Sample Bills.pdf](#)  
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[Written Testimony 1-42](#)  
[Written Testimony 43-62](#)  
[Written Testimony 63-67](#)

**Appearances by:**  
**Kent Huntsaker, 770 Hazeltine**  
**Grace House, no address provided**  
**Carolyn Schnoor, 1243 Peace Street SE**  
**Jeanne Arana, 1393 35th Avenue NW**  
**Danny Moore, General Manager, Creekside Golf Course**



Greg Eide, 3413 Country Club Drive S  
Shanneen and Jonathon Scott, no address provided  
Sabrina Dikeman, no address provided  
John Pierce, 262 Muirfield Avenue SE  
Joe Vanderbrook, 6137 Qual Hollow  
Jerry Bennett, no address provided  
David Campbell, 864 Creekside Drive SE  
David Cox, no address provided  
Bill Johnson, 6060 Crooked Stick Loop SE  
Brian DeLashmutter, 6890 Gretchen Lane SE  
Darwin Sandau, 715 21st Street SE  
Steve Case, 5940 Sawgrass Street SE  
Lois Stark, Ward 2  
Evan White, 4553 Brock Loop S  
Janet Long, 6227 SE Culver Drive SE  
Lowell Wetzel, 5340 Anaconda Drive S  
Dan Dalwin, no address provided  
Carl Wozniak, Ward 2

Questions or Comments by: Councilors Dickey, Bennett, Benjamin,  
Andersen, Bednarz, and McCoid.

A motion was made by Councilor McCoid, seconded by Councilor Nanke to  
adopt Resolution No. 2016-46 with exhibit, establishing fees and charges  
for utility service rates (water, wastewater and stormwater) effective  
January 1, 2017, and January 1, 2018.

Questions or Comments by: Councilors Nanke, McCoid, and Mayor Peterson.

The motion carried by the following vote:

**Aye:** 7 - Bennett, Andersen, Nanke, Dickey, Benjamin, Bednarz, and Peterson

**Nay:** 2 - McCoid, and Lewis

**Abstain:** 0

## 8. PUBLIC COMMENT: (Other than agenda items)

This item was heard under agenda item 2. Public Comment.

## 9. NEW BUSINESS

None.

### 9.1 MAYOR'S ITEMS:

None.

### 9.2 COUNCILOR'S ITEMS:

None.

## 10. ADJOURNMENT

9:46 p.m.